



## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday March 16, 2006

8:30 A.M.

Plaza del Sol Hearing Room

Lower Level

600 2nd Street NW

### MEMBERS

*Jeffery Jesionowski, Chairman*

**James Grout, Vice Chair**

**Laurie Moye**

**Ishmael Valenzuela**

**Deborah Stover**

**Larry Chavez**

**Virginia Klebesadel**

**Klarissa Pena**

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#### **NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**1. Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for January 12, 2006 and January 19, 2006.

**2. Project # 1004167**

05EPC-00755 EPC Site Development Plan-  
Building Permit  
05EPC-00758 Zone Map Amendment  
05EPC -01225 Site Development Plan-  
Subdivision

CONSENSUS PLANNING agent for JD MERRITT, SONIC NM request the above actions for all or a portion of Lots 3-9, 10A & 10B, **Bosque Plaza**, zoned C-1 (SC), located on COORS BLVD. NW, between BOSQUE PLAZA LANE NW and COORS BLVD. NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner **(SITE PLAN FOR SUBDIVISION FROM JANUARY 19, 2006)**

**3. Project # 1004647**

06EPC-00066 EPC Site Development Plan-  
Building Permit

CONSENSUS PLANNING, INC. agents for LA ORILLA GROUP LLC request the above action for all or a portion of Lot 10B, **Bosque Plaza**, zoned C-1(SC), located on COORS BLVD. NW, between LA ORILLA ROAD NW and BOSQUE PLAZA LANE NW, containing approximately 2 acres. (E-12) Catalina Lehner, Staff Planner

**4. Project # 1003364\***

06EPC-00078 EPC Site Development Plan-  
Building Permit

TAFAZZUL HUSSAIN, agent for PHILLIP LUNDBORG, requests the above action for all or a portion of Lot 1-A-1-A-2, Tract 2, **North Albuquerque Acres, U-3**, zoned SU-2/Mixed Use, located on the south side of HOLLY AVE., NE, between LOUISIANA BLVD., NE and WYOMING BLVD., NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner

**5. Project # 1004663\***

06EPC-00108 Zone Map Amendment

JONATHAN & NINA LE request a zone map amendment from O-1 to C-1, for all or a portion of Lots 5-8, Block 8 and Lots 7-9, Block 8A, **La Mesa Subdivision**, located on LOUISIANA BLVD. NE, between DOMINGO ROAD NE and COPPER AVE. NE, containing approximately 1 acre. (K-19) Carmen Marrone, Staff Planner

**6. Project # 1004672\***

06EPC-00133 EPC Site Development Plan-  
Building Permit

PNM agents for PNM request the above action for all or a portion of Tracts C, **Rinconada Point, Unit 1**, zoned SU-1 Residential Uses, located on UNSER BLVD. NW, between ST. JOSEPH NW and VISTA ALEGRE ST. NW, containing approximately 2 acres. (G-10) Catalina Lehner, Staff Planner

**7. Project # 1004496\***

06EPC-00138 EPC Site Development Plan-  
Subdivision

GARCIA/KRAEMER & ASSOCIATES agents for TRAMWAY ASSOCIATES, INC request the above action for all or a portion of Lot 1, Block K and Lots 1A, 1B & 1C, Block J, **Cenaroca Addition**, zoned SU-1 for RT, located on TRAMWAY BLVD. NE, between SKYLINE NE and ENCANTADO NE, containing approximately 4 acre(s). (K-23) Stephanie Shumsky, Staff Planner

**8. Project # 1003102\***

06EPC-00146 EPC Site Development Plan-  
Subdivision  
06EPC-00147 EPC Site Development Plan-  
Building Permit

CHRISTOPHER CALOTT requests the above actions for all or a portion of Lots 12 & 14, **Replat of Ferrari – Esquibel – Palmer**, zoned SU-1/PRD at 22 du/acre, C-1 (w/Exclusions), Car Wash and Restaurant, located at the southwest corner of JUAN TABO BLVD., NE and LA GRIMA DE ORO DR. NE, containing approximately 2 acres. (F-21) David Stallworth, Staff Planner

**9. Project # 1004677**

06EPC-00143 EPC Site Development Plan-  
Subdivision

CHRISTOPHER CALOTT with Infill Solutions requests the above action for Tract A-1-A, Laguna Subdivision; Tracts A and B, Lands of H.B. and Calvin Horn; and Tracts 129B1A, 133A1, 133A2, 133B, 134, & 135A, MRGCD Map 38, zoned SU-2/CLD, located on CENTRAL AVE. SW, between LAGUNA BLVD. SW and SAN PASQUALE AVE. SW, containing approximately 4.5 acres. (J-13) Carmen Marrone, Staff Planner

**10. Project # 1004667**

06EPC-00116 Zone Map Amendment

DARRELL J. BLAIR agent(s) for DARRELL J. BLAIR request the above action(s) for all or a portion of Tract(s) D2, **Lands of EA Barnes**, a zone map amendment from R-1 to R-2, located on LOS ARBOLES NW, between 4TH ST. NW and CANDELARIA NW, containing approximately 1 acre(s). (G-14) Anna DiMambro, Staff Planner

**11. Project # 1004322**

06EPC-00122 Zone Map Amendment

ALBERT CARABAJAL & MICHELLE LESICKA agent(s) for ALBERT CARABAJAL & MICHELLE LESICKA request the above action for all or a portion of Lot(s) 24B, **Los Hermanos Addition**, a zone map amendment from R-1 to R-T, located on CARLTON NW, between BELLROSE AVE NW and LAS HERMANAS ST. NW, containing approximately 1 acre. (G-15) Anna DiMambro, Staff Planner

**12. Project # 1000570**

06EPC-00141 EPC Sector Development Plan  
06EPC-00139 Zone Map Amendment

SITES SOUTHWEST, LLC agents for WESTLAND DEVELOPMENT CO., INC request the above actions for Parcels C, D, E, F, G, H, **Westland North Bulk Land Plat**, a zone map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center to SU-2 for RL-T, R-2, O-1, OS and PDA for Town Center, located on ARROYO VISTA BLVD. NW, between HIGH MESA DRIVE NW, 98TH ST. NW and I-40, containing approximately 506 acres. (J-7) Stephanie Shumsky, Staff Planner

**13. Project # 1004675**

06EPC-00140 EPC Site Development Plan-  
Subdivision

CONSENSUS PLANNING agents for TS MCNANEY & ASSOCIATES request the above action(s) for all or a portion of Tract 1, **Summary Plat, Kinscherff Lands, T11N R2E, Section 35 and Tract of land in the SW ¼ of the NE ¼, Section 35, T11 R2E.**, zoned SU-1 PRD 10 du/acre, located on WESTSIDE OF COORS BLVD. NW, between SAN ANTONIO ARROYO and SOUTH OF LA LUZ DEL OESTE, containing approximately 30 acres. (F-11) Catalina Lehner, Staff Planner

**14. Project # 1004676**

06EPC-00142 EPC Site Development Plan-  
Building Permit

COMMUNITY SCIENCES CORP., agent for the ALEXANDER SAMUELS REALTY GROUP, LLC, requests the above action for all or a portion of Tract E, **Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc.**, and Tract A-2-A, **Ridgeview Village, U-1**, zoned SU-1/ Mixed Use and SU-1/C-1 Permissive (w/Exclusions as outlined in Project 1000893), located at the southwest corner of UNSER BLVD., NW and NIGHT WHISPER DR. NW, containing approximately 4 acres. (A-11) David Stallworth, Staff Planner

**15. Project # 1002717**

06EPC-00145 EPC Site Development Plan-  
Building Permit

ADVANCED ENGINEERING & CONSULTANTS, LLC agents for KB HOME request the above actions for all or a portion of Tracts 303, 304, 305 & 306, **Town of Atrisco Grant**, zoned SU-1 for O-1 for PRD, located on ATRISCO DR. NW, between OURAY ROAD NW and I-40, containing approximately 6 acres. (H-11) Stephanie Shumsky, Staff Planner

**16. Project # 1004623**

06EPC-00019 Zone Map Amendment  
06EPC-00022 EPC Sector Development Plan

RAUL & SHANNON A LOPEZ request the above actions for the south 46.5 feet of the north 94 feet of Lots 13-16, Block 3 of the **Romero Addition** a zone map amendment from SU-2 for Sawmill Residential to SU-1 for Law Office, located on 5TH ST NW, between SUMMER and MCKINLEY NW, (J-14) Catalina Lehner, Staff Planner **(DEFERRED FROM FEBRUARY 16, 2006)**

**17. Project # 1003190**

06EPC-00016 Zone Map Amendment  
06EPC 00017 Sector Plan Amendment

RIO GRANDE ENGINEERING agents for MDK DEVELOPERS, LLC request the above action for all or a portion of Tracts 418 & 419, **Town of Atrisco Grant**, a zone map amendment from R-1 to C-1, located on the east side of UNSER BLVD. SW, between TOWER ROAD SW and SAN YGNACIO ROAD SW, containing approximately 10 acres. (L-10) Stephanie Shumsky, Staff Planner **(DEFERRED FROM FEBRUARY 16, 2006)**

**18. Project # 1004565**

05EPC-01811 EPC Site Development Plan-  
Building Permit  
05EPC-01809 Zone Map Amendment  
05EPC-01810 EPC Site Development Plan-  
Subdivision

DAC ENTERPRISES, INC. agents for ANDREW TRICARICO request the above actions for all or a portion of Lots 7-9, Block 16-A **Santilla Place Addition**, a zone map amendment from RL-T to SU-1 for PRD, located on CAGUA DR. NE, between NAMBE RD. NE and COPPER AVE. NE, containing approximately 1 acre. (K-18) Catalina Lehner, Staff Planner **(ZONE MAP AMENDMENT APPROVED. SITE PLAN FOR BUILDING PERMIT AND SUBDIVISION DEFERRED FROM JANUARY 19, 2006)**

**19. Project # 1003105**

05EPC-01812 EPC Site Development Plan-  
Amendment to Subdivision  
05EPC-01813 EPC Site Development Plan-  
Building Permit

MARK GOODWIN & ASSOCIATES agents for ALPHA EQUITIES, LLC request the above actions for all or a portion of Tract A-2-A, **The Plaza at Paseo del Norte**, zoned C-2, located on EAGLE RANCH ROAD NW, between PARADISE BLVD. NW and IRVING BLVD. NW, containing approximately 7.5 acres. (C-13) Stephanie Shumsky, Staff Planner **(DEFERRED FROM JANUARY 19, 2006)**

**20. Project # 1003570**

05EPC-01097 Zone Map Amendment  
05EPC-01099 EPC Site Development Plan-  
Subdivision

GARRETT SMITH LTD., agent for the CITY OF ALBUQUERQUE, requests the above actions for all or a portion of Tracts B9E1 and B9F, **Seven Bar Ranch**, a zone map amendment from SU-1/R-2 to SU-1/PRD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-13) David Stallworth, Staff Planner (**DEFERRED FROM JANUARY 19, 2006**)

**21. Project # 1004369**

05EPC-01392 Zone Map Amendment  
05EPC-01393 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agents for RICHARD GONZALES request the above actions for all or a portion of Lot 36, **Westpark Addition**, a zone map amendment from C-2 to R-T, located on CENTRAL NW, between NEW YORK NW and ALBUQUERQUE COUNTRY CLUB, containing approximately 2 acres. (J-12) Stephanie Shumsky, Staff Planner (**DEFERRED FROM JANUARY 19, 2006**)

**22. OTHER MATTERS**